



# Montgomery County, Virginia

## CITIZEN GUIDE

### COMPREHENSIVE PLAN

### LAND USE POLICY AREAS

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#### RESOURCE STEWARDSHIP (PLU 1.2)

**Description:** Rural and environmentally sensitive areas with high natural resource value.

**Allowed Zoning Districts:** A-1 (Agriculture), C-1 (Conservation)

**Preferred Land uses:** Agricultural and forestal, outdoor recreation, natural resource uses and limited residential. Rezoning to higher intensity use discouraged.

**New Development/Community Design:** Development by right and based on sliding scale. Resource preservation is encouraged.

**Facilities & Utilities:** Limited transportation access, no public utilities, unsuited for public facilities except parks.

#### RURAL (PLU 1.3)

**Description:** Active agricultural/forestal areas with limited rural residential development.

**Allowed Zoning Districts:** A-1 (Agriculture), C-1 (Conservation), R-R (Rural Residential)

**Preferred Land uses:** Predominantly agricultural uses with limited residential development, no public water and sewer and rezoning to higher intensity uses discouraged.

**New Development/Community Design:** Emphasis on cluster or conservation design principles preserves existing natural and historical assets; strip development discouraged.

**Facilities & Utilities:** No public utilities; suited to parks and solid waste collection facilities; private roads discouraged.

#### RURAL COMMUNITIES (PLU 1.4)

**Description:** Small-scale, stable, rural residential communities of local historical significance; often located at crossroads. Limited access to utilities may be available.

**Allowed Zoning Districts:** Development densities determined on a case-by-case basis, R-R (Rural Residential, clustered), CB (Community Business)

**Preferred Land uses:** Residential, community business and civic/institutional uses appropriate to location.

**New Development/Community Design:** Infill residential and community business consistent with existing development patterns, small scale civic, institutional, and employment uses allowed.

**Facilities & Utilities:** May have limited access to public utilities; roads should connect/ enhance existing street pattern. Limited public facilities (parks, recreation, and solid waste collection facilities) may be available.

#### RESIDENTIAL TRANSITION (PLU 1.5)

**Description:** Stable, low density residential neighborhoods in proximity to urbanized areas and limited, community-based commercial development.

**Allowed Zoning Districts:** CB (Community Business), PMR (Planned Mobile Home Residential Park), R-R (Rural Residential), R-1 (Residential) (if public water or public sewer is available), and R-2 (Residential) (if both public water and public sewer are available).

**Preferred Land uses:** Residential development, compatible infill residential development and limited commercial development.

**New Development/Community Design:** Developments should be clustered, exhibit other conservation design principals and be compatible with existing development. One dwelling unit per acre is permitted unless public water and/or public sewer is available.

**Facilities & Utilities:** Extension of water and sewer service is discouraged. Not a preferred location for public facilities.

## **VILLAGES (PLU 1.7)**

**Description:** Larger rural communities with higher density patterns, existing public facilities, and identifiable historic cores. Mixed use development pattern. The villages are Elliston, Lafayette, Shawsville, Riner, Plum Creek, Belview and Prices Fork.

**Allowed Zoning Districts:** R-1 (Residential), R-2 (Residential), R-3 (Residential), RM-1 (Multi-Family Residential), CB (Community Business), GB (General Business), PUD-RES (Planned Unit Development-Residential), PUD-COM (Planned Unit Development-Commercial), ML/M1 (Manufacturing Light/Manufacturing) and PIN (Planned Industrial). Zoning designations per property are based on the individual village plans.

**Preferred Land uses:** Mixed use, infill development consistent with historic development patterns and land uses.

**New Development/Community Design:** (see preferred land uses).

**Facilities & Utilities:** New transportation routes should enhance interconnectivity. These lands are an appropriate location for most public and civic facilities and institutions. Public water and sewer exists; check with PSA for available capacity.

## **URBAN EXPANSION (PLU 1.8)**

**Description:** Natural expansion areas for Blacksburg, Christiansburg and Radford, characterized by high density development and a mixture of uses.

**Allowed Zoning Districts:** R-1 (Residential), R-2 (Residential), R-3 (Residential), RM-1 (Multi-Family Residential), CB (Community Business), GB (General Business), PUD-RES (Planned Unit Development-Residential), PUD-COM (Planned Unit Development-Commercial), PMR (Planned Mobile Home Residential Park), ML/M1 (Manufacturing Light/Manufacturing) and PIN (Planned Industrial).

**Preferred Land uses:** Urban density; preferred location for residential, commercial, and industrial development.

**New Development/Community Design:** Development should be compatible with existing communities.

**Facilities & Utilities:** Public water and sewer exists; check with PSA for available capacity; appropriate location for new public facilities; roads should tie into existing urban street networks.

This document is an abbreviated guide to land use policies contained within the County's Comprehensive Plan, Montgomery County 2025, as amended (Originally adopted October 12, 2004). Review of the full version of the Comprehensive Plan is encouraged for complete context and accuracy. The full texts of the zoning and subdivision ordinances are available at [www.montgomerycountyva.gov/planning](http://www.montgomerycountyva.gov/planning) or at [www.municode.com](http://www.municode.com)

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